



Planning and Development Services
10 N Bemiston
Clayton, Missouri 63105

HOUSING TASK FORCE

MINUTES HOUSING TASK FORCE AUGUST 22, 2007

ROLL CALL:

Nicki Herrington, Chair
Michelle Harris, Aldermanic Representative
Alex Berger, III, Aldermanic Representative
Andrea Maddox Dallas, Aldermanic Representative
Mary Huebner
Joanne Boulton
Morris Sterneck
Jack Hambene
Joan Gallagher

Absent:

David Hoffman

City Staff:

Catherine Powers, Director of Planning & Development Services
Jackie Williams, Recording Secretary

Guests:

Judy Goodman, Alderman
Cynthia Garnholz, Alderman
Mary Burrows, Clayton resident

Chairman Herrington advised the members that the next meeting will take place on Wednesday, September 26th. She stated that she will be out of town and will have Jack Hambene Chair the meeting in her absence.

The minutes of the June 20th, 2007 meeting were presented for approval. The following comments were made with regard to the minutes: Page 1: With reference to the title

“Residential Historic Preservation Ordinance”, Catherine noted that the word “voluntary” has been included in the draft ordinance. Additionally, on Page 3: Add “to repeat offenders” to recommendation No. 2. Chairman Herrington asked that the minutes reflect that the title of the ordinance include “Residential” which has been done. The minutes were then approved, as amended.

Andrea Maddox Dallas stated that she spoke with Trustees of the Hillcrest and Hi-Point/DeMun Subdivisions. She stated she did receive feedback about the increased tear-downs in Hillcrest, and the concern about the replacement structures.

Alex Berger commented that approval by Trustees is not a requirement for City approval.

Andrea Maddox Dallas stated that the footprint and scale of new development is a concern of Hillcrest and Hi-Point/DeMun.

Catherine Powers stated that the Plan Commission/ARB considers comments from Trustees; however, if a project meets our codes and requirements, many times the City has no choice but to approve and advise the Trustees to proceed as they deem necessary with regard to their indentures.

A short discussion regarding percentage of greenspace ensued. Catherine advised that typically, 55% impervious coverage is the maximum allowed, although some neighborhoods believe this is too much coverage.

Catherine Powers indicated that mitigation of storm water is a primary issue that the City is dealing with. She stated that the bottom line is that 55% is 55% and that a plan that calls for coverage at 54.9% is within the Code. She stated that the Urban Design Districts (UDDs) allow for up to 55% coverage with certain design criteria.

Catherine Powers provided an explanation of the locations of the UDDs.

Mary Burrows addressed Andrea Maddox Dallas, requesting that she be allowed to speak.

Chairman Herrington noted that public comment is reserved for the end of the meeting.

Andrea Maddox Dallas stated that one question with regard to the draft ordinance was the voting procedure; single family versus multi-family.

Chairman Herrington stated that the procedure will be one vote per property owner and that a petition signed by 51% of the property owners must be received in order for a designation to get on the ballot, after which a vote of 66% is needed to pass the Ordinance. The voting process was discussed. Chairman Herrington reminded the members that the only areas/properties eligible are those already listed on the National Historic Register.

Andrea Maddox Dallas suggested the Sub-committee review the questions and that notes be included in the next agenda packet. It was asked that the questions be e-mailed to all members so all can respond and the information can then be forwarded to the Sub-committee.

The issue of the 180 day review period was brought up and briefly discussed.

Typographical errors were to be corrected to Page 4 of the draft Ordinance.

Mary Huebner asked about the term “slate”; as there are many varieties of such.

A discussion regarding visibility of alternations, additions, etc. ensued.

Andrea Maddox Dallas voiced her concern regarding Section 8, Paragraphs 9 and 10.

Jack Hambene suggested that it be defined as to what the consultant is to say with regard to use of scale, appropriateness of scale, etc.

It was asked that the language contained in the draft ordinance be specifically reviewed as it can be confusing.

Andrea Maddox Dallas asked about the intro paragraph in Section 8. After discussion, it was decided to add the words “take into consideration” after “the ARB” and add the words “some of which are” before “as follows”.

Catherine advised that this Ordinance does not apply to commercial properties, thereby eliminating the commercially zoned districts along Clayton Road from designation.

A discussion regarding the voting procedures took place. Catherine indicated that the voting requirements and procedures will need to be clearly defined. She stated that zoning maps would be made available so that the various zoning districts could be determined.

Chairman Herrington appointed the following individuals to serve on the Code Sub-committee: Joan Gallagher, Alex Berger, Michelle Harris, and Morris Sterneck. The members of the Sub-committee will review the Property Maintenance Code and neighborhood issues.

Mary Huebner distributed information regarding affordable housing. The following topics were mentioned: school district statistics, HUD standards, affordable housing in the school district and the need for better statistics.

A discussion regarding tax credits and credits for the elderly ensued.

Being no further comment, the next meeting of the Housing Task Force has been scheduled for September 26th at 7:00pm.

The meeting adjourned at approximately 8:35 p.m.

Recording Secretary